



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

PLANNING DIVISION

**PLANNING BOARD MEMBERS**

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DOROTHY A. KELLY GAY  
REBECCA LYN COOPER  
GERARD AMARAL, (ALT.)

**Case #: PB 2014-29-MA3-0818**  
**Site:** Cambridge Crossing (formerly NorthPoint)  
**Date of Decision:** November 8, 2018  
**Decision:** *Petition Approved with Conditions*  
**Date Filed with City Clerk:** November 21, 2018

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**PLANNING BOARD DECISION**

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**Applicant Name:** DW NP Property, LLC c/o DivcoWest Real Estate Services  
**Applicant Address:** One Kendall Square, Suite B3201, Cambridge, MA 02139  
**Owner Name:** DW NP Property, LLC c/o DivcoWest Real Estate Services  
**Owner Address:** One Kendall Square, Suite B3201, Cambridge, MA 02139  
**Agent:** Thomas N. O'Brien  
**Agent Address:** One Congress Street, 10<sup>th</sup> Floor, Boston, MA 02114  
**Alderman:** Matthew McLaughlin

Legal Notice: Cambridge Crossing (formerly NorthPoint) Neighborhood Development Plan Revision: (Case # PB 2014-29-MA3-0818) Applicant/Owner DW NP Property LLC c/o DivcoWest Real Estate Services requests an Amendment to the Approved NorthPoint Neighborhood Development Plan to update the total gross square footage in Somerville from 747,458sf to 858,969sf. North Point Special District (NPSD). Ward 1.

<u>Zoning District/Ward:</u>	1
<u>Zoning Approval Sought:</u>	NDP amendment
<u>Date of Application:</u>	August 30, 2018
<u>Date(s) of Public Hearing:</u>	11/8
<u>Date of Decision:</u>	November 8, 2018
<u>Vote:</u>	5-0

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Appeal PB 2014-29-MA3-0818 was opened before the Planning Board at the Visiting Nurse Association on November 8, 2018. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. On November 8, 2018, the Planning Board took a vote.



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## **I. DESCRIPTION:**

### **Subject Property:**

Cambridge Crossing (formerly called “NorthPoint”) refers to an area of land along the north bank of the Charles River, over sixty acres in total, inclusive of the area north of Msgr. O’Brien Highway from the MBTA’s Fitchburg line right-of-way to the Charles River, on both sides of the Charlestown Avenue (Gilmore) Bridge.

The full project consists of a total of a 5,245,854 square foot (“sf”) gross floor area (“GFA”) mixed-use campus (3,060,792 sf residential; 2,185,062 sf commercial) on approximately 45 acres, comprised of land in Somerville, Boston, and Cambridge. Approximately 4.688 acres of the Site is located within Somerville -- one parcel (referred to as EF) is almost entirely in Somerville and five other parcels are partially located in Somerville.

Two residential condominiums have been constructed on Parcels S and T, including a total of 329 units, and one residential apartment building was constructed on Parcel N (Twenty|20) consisting of 355 units and 8,600 sf of retail space, all located in Cambridge. The four (4) acre central park and various road segments (East Street, Glassworks Avenue, Leighton Street, NorthPoint Boulevard, and Dawes Street) have also been constructed.

A zoning amendment was adopted by the City of Somerville on November 26, 2013 establishing the North Point Special District and modifying Section 5.4 of the Somerville Zoning Ordinance (SZO), relating to design and site plan review requirements in the new District to support the development of a comprehensively planned neighborhood of mixed-use, moderate- to high-density development within easy access to public transportation. A Neighborhood Development Plan application was submitted in September 2014 and was subsequently approved by the Somerville Planning Board in October 2014. It should be noted that the zoning amendment and Neighborhood Development Plan were each unanimously approved, reflecting the strong support for this development within the City of Somerville. Construction of all roadways and utilities began in 2017, and the building on Parcel JK is anticipated to be complete in early 2019.

## **II. DESCRIPTION OF PROPOSAL**

This application is to amend the previously approved and amended Neighborhood Development Plan. The overall Cambridge Crossing project as a complex long-term mixed use development has not changed, although certain aspects of the project have evolved over time in response to changing social and economic conditions. It is the intent of this submission to amend the previously established Neighborhood Development Plan for the Somerville portion of Cambridge Crossing to update the total gross square footage in the city from 747,458sf to 858,969sf.

### **3. Green Building Practices:**

There are no changes to Green Building Practices requested or anticipated based on this application.

### **4. Comments:**



This package was not shared given the nature of the application so there are no comments from other departments at this time.

### **III. BOARD FINDINGS FOR REVISION TO A SPECIAL PERMIT WITH SITE PLAN REVIEW-A**

Based on review of the submitted Neighborhood Development Plan, the Board finds that the proposal meets all of the requirements outlined in §6.6.3.A.3 of the SZO. This section of the report goes through the findings required by §6.6.3.A.3 in detail.

1. ***The Board finds that the submitted Neighborhood Development Plan demonstrates conformance to the adopted Master Plan of the City of Somerville, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board.***

The Board finds the submitted revisions to the Neighborhood Development Plan in conformance with the original approved plan and supplemental documents.

2. ***The Board finds that the submitted Neighborhood Development Plan demonstrates consistency with the purpose of the North Point Special District and of the Somerville Zoning Ordinance in general.***

The revised Neighborhood Development Plan is still consistent with the purpose of the North Point Special District which is: “to support the development of a comprehensively planned neighborhood of mixed-use, moderate- to high-density development within easy walking distance to transit and having the following characteristics:

1. An interconnected street grid and comprehensive thoroughfare network that distributes multi-modal circulation throughout the entire North Point neighborhood;
2. Thoroughfares that accommodate all modes of transportation - pedestrians, bicycles, public transit, and private motor vehicles.
3. Thoroughfares that feature frequent intersections, on-street parking, and large street trees to promote safe vehicular operating speeds by modulating the appearance and feel of the street space to drivers;
4. Appealing physical connections to surrounding areas including East Cambridge, the Community College Orange Line T-Station via the Gilmore Bridge, DCR New Charles River Basin Park, and regional pathways;
5. Pedestrian infrastructure that is accessible to and usable by persons with disabilities;
6. A North First Street extension as the primary connection to East Cambridge;
7. A distribution of diverse civic space types to serve the various social needs of neighborhood residents, workers, and visitors, including a public common;
8. A retail oriented plaza in close proximity to the relocated Lechmere T-Station;
9. Primary uses distributed throughout the neighborhood so that the many activities of daily living can occur within walking distance to residences and workplaces;
10. A constrained supply of parking spaces to encourage the use of public transit, bicycles, and walking in lieu of automobiles.



11. A diverse supply of residential unit types, sizes, and price points that meets the life-long housing needs of the community.
12. Architecture and landscape design that spatially defines civic spaces and thoroughfares as outdoor rooms and corridors.”

The submitted revisions to the Neighborhood Development Plan are also consistent with the general purpose of the Somerville Zoning Ordinance as set forth under §1.2, which includes “to provide for and maintain the uniquely integrated structure of uses in the City; to provide adequate light and air; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the City; to encourage housing for persons of all income levels; and to preserve and increase the amenities of the municipality.”

**3. *The Board finds that the submitted Neighborhood Development Plan demonstrates compliance to the standards set forth in §6.6.4 Urban Design and §6.6.5 Thoroughfares.***

As this is a numerical change only and there are no changes to the Block & Lot Plan, Thoroughfares, or Civic Spaces, the typical submittal requirements are not required.

**6.6.4 Urban Design**

**§6.6.4.A. Thoroughfare Network**

There are no changes to any Thoroughfare in this application.

**§6.6.4.B. Block Structure**

There are no changes to the block structure in this application.

**§6.6.4.C. Lots**

There are no changes to any Lots – size, shape, or dimensions - in this application.

**§6.6.4.D. Civic Space**

There are no changes to any Civic Spaces in this application.

**§6.6.4.B. Build Out**

The build-out projection change is the only request that is part of this Minor Amendment. The square footage in Somerville will increase to 858,969 gross square feet. This increase is due to design changes associated with the Parcel EF development – these changes are submitted as a separate application under case number PB2017-23-MA1-0818.

**6.6.5 Thoroughfares**



Thoroughfare is defined in Article 2 of the SZO as “a way for use by vehicular and pedestrian traffic and providing access to lots and open spaces.” There are no changes to any Thoroughfare in this application so the provisions of §6.6.5.A. are still met.

§6.6.5.B requires that all thoroughfares be designed and constructed in accordance with the City of Somerville’s adopted thoroughfare design standards or, in the absence of adopted standards, that thoroughfares be designed and constructed in accordance to standards deemed to be appropriate by the Planning Board. This requirement is met.

A waiver was previously requested and granted from §6.6.5.C for the street tree grating and fencing requirements contained in Section 6.6.5.C.4.e of the SZO to allow the street tree condition to remain consistent along Dawes Street as the street goes through both Somerville and Cambridge.

There are no new requests under §6.6.5.D or §6.6.5.E.

**III. DECISION:**

Based on the materials submitted by the Applicant and the attached findings, the Planning Board finds that the application for the revision to the NDP meets the goals of the City for this site, the purposes of the district, and the provisions and purposes of the Ordinance. Therefore, the Board recommends **CONDITIONAL APPROVAL** of the requested revision.

All additional findings and conditions attached to the original approval are still applicable to this revision.

Approval does not include the design of the storefronts or first floor retail signs. The storefront design and signage are subject to Board review to ensure that the design is consistent with standards.

The recommendation is also based upon a technical analysis by the Planning Board of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Board during the public hearing process.

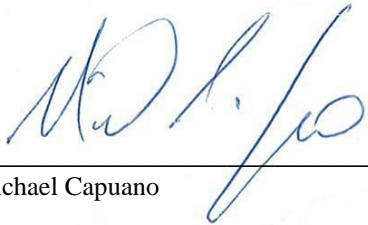
#	Condition	Timeframe for Compliance	Verified (initial)	Notes				
1	Approval is for the Amendment to the North Point Neighborhood Development Plan. This approval is based upon the following application materials and the plans submitted by the Applicant: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>August 30, 2018</td> <td>Initial application submitted to the City Clerk’s Office</td> </tr> </tbody> </table> Any changes to the approved neighborhood development plan that are not <i>de minimis</i> must receive approval from the Planning Board.	Date (Stamp Date)	Submission	August 30, 2018	Initial application submitted to the City Clerk’s Office	DSP/BP/CO	Planning/ISD	
Date (Stamp Date)	Submission							
August 30, 2018	Initial application submitted to the City Clerk’s Office							
2	All conditions applicable to the original Neighborhood Development Plan approval and all subsequent amendments apply to this approval.	BP	Planning/ISD					



Attest, by the Planning Board:



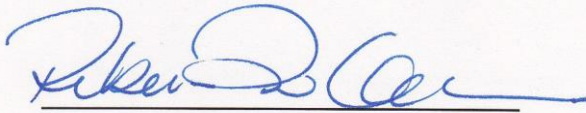
Joseph Favaloro



Michael Capuano



Dorothy A. Kelly Gay



Rebecca Lyn Cooper



Gerard Amaral

Copies of this decision are filed in the Somerville City Clerk's office.  
Copies of all plans referred to in this decision and a detailed record of the  
SPGA proceedings are filed in the Somerville Planning Dept.

**CLERK'S CERTIFICATE**

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 3.2.10.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on \_\_\_\_\_ in the Office of the City Clerk, and twenty days have elapsed, and

FOR SPECIAL PERMIT(S) WITHIN

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ there has been an appeal filed.

Signed \_\_\_\_\_ City Clerk Date \_\_\_\_\_

